

HOUSING

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SPECIFIC HOUSING OBJECTIVES

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

SPECIFIC HOUSING PRIORITIES AND OBJECTIVES

The proposed budget for housing production/acquisition in 2012 is \$5,102,047. These funds will support the rehabilitation and construction of housing units in neighborhoods throughout the City.

The following table outlines the specific housing priorities and accomplishment goals that the City of St. Louis plans to achieve through projects supported during the 2012 Program Year.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	SOURCE OF FUNDS
Interim Assistance	10-Housing Units	1,900	CDBG, Grantee
Rental Housing Subsidies	01-People	168	HOPWA
Short Term Rent, Mortgage, Utility Subsidies	01-People	90	HOPWA
Facility-Based Housing	01-People	250	HOPWA, Other Federal
Rehab, Single-Unit Residential	10-Housing Units	24	CDBG, HOME, Other Federal, State, Grantee, Local
Rehab, Multi-Unit Residential	10-Housing Units	150	CDBG, HOME, Other Grantee, Local

A more detailed enumeration of specific objectives is described below.

Rental and Owner-Occupied Housing:

The primary goals associated with Rental and Owner-Occupied Housing include increasing the supply and quality of for-sale and rental housing for low income residents, preserving and increasing homeownership, eliminating unsafe buildings and blighted areas, making substantial progress towards achieving the goal of eradicating lead poisoning in St. Louis

supporting the development of targeted neighborhoods with CDBG and HOME funds and effectively deploying the Neighborhood Stabilization Program. Key objectives related to Rental and Owner-Occupied Housing projects for 2012 are as follows:

- *Encourage/Incent New Construction/Rehabilitation of Affordable Rental/Owner Occupied Housing Units:*

Increase supply of affordable rental housing

The primary thrust of CDA's rental housing production program continues to be the support of low income housing tax credit and 202/811 projects.

Improve quality of affordable rental housing

CDA continues to upgrade its design and budget review processes for new and substantially rehabilitated rental housing and maintains intensive monitoring of HOME rental projects already complete. In 2012 staff will continue to meet with landlords and property managers to map out corrective actions where needed to address physical deficiencies and management problems. Where necessary, CDA will involve Neighborhood Stabilization Officers, the Problem Property team and Building Division officials, banks, neighborhood organizations and elected officials. Experience has validated the improvements to be gained from this team approach. CDA is willing to work with owners to structure refinancing of older projects to allow for the funding of upgrades and needed repairs if warranted.

Increase the availability of affordable owner housing

The Residential Development Division emphasizes home ownership in seeking proposals for new construction and substantial rehabilitation. In 2012 the staff will continue to package its home ownership projects with buyer affordability second mortgage financing for income-qualified purchasers and mandate that they attend homebuyer counseling programs. A key focus will be the rehabilitation of properties acquired with Neighborhood Stabilization Program funding.

- *Encourage/Incent New Construction/Rehabilitation of Market Rate Rental/Owner Occupied Housing Units*

Increase supply of market rate rental housing

Although CDA's rental housing production program largely supports the construction or substantial rehabilitation of affordable rental units, smaller but important investments are occasionally made in market-rate rental housing, most of it in mixed-income and mixed-use settings.

Increase the availability of market rate for-sale housing

The Residential Development Division's emphasis on affordable home ownership extends beyond the creation of affordable units. The goal is to rebuild economic diversity and economic strength throughout City neighborhoods. The support of market-rate for-sale housing, both new and rehabilitated, is key to the achievement of that goal. CDA will continue limited support for mixed-income rehabilitation strategies in blighted and recovering neighborhoods with special emphasis on projects identified through the Major Residential/Commercial Development Initiatives program, first funded in 2007.

- *Increase Homeownership in the City by Providing Downpayment and Closing Costs Assistance to Income Eligible Citizens*

Improve access to affordable owner housing for minorities

CDA will strive to continue rehabilitation of foreclosed houses acquired through the Neighborhood Stabilization Program, prioritizing those located in minority communities. CDA is now providing NSP and HOME funded construction financing so that bankers' reluctance to lend is not an obstacle. Each year beginning in 2007 CDA funded a Major Residential/Commercial Initiative designed to provide financial support to affordable and mixed-income projects of scale primarily on the City's North Side. Additional funding is allocated for 2012 to carry forward and expand the initiative.

- *Maintain/Improve Existing Housing Quality Through Home Repair Activities*

Improve quality of owner housing

In some parts of the City, CDA funds budgeted for home repair are being administered in whole or in part at the neighborhood level. In other parts of the City, home repair application intake is being handled at the neighborhood level, while construction management continues to take place through a centralized program. In still other neighborhoods, CDA is handling application intake while construction management is centralized.

Organizations operating neighborhood-based programs are required to meet specific program criteria where applicable, including lead remediation, lead safe work practices, environmental compliance (including Section 106) and a commitment by the organization to resolve all disputes within its available home repair budget.

- *Make Substantial Progress in Implementing the Mayor's Comprehensive Action Plan to Eradicate Lead Poisoning*

During 2010 a total of 746 lead hazard evaluations were conducted by the Building Division's Lead Inspection Department. Of those inspections, 35% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not

been lead poisoned. These preventative inspections provided an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 78 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 717 housing units were remediated and cleared of lead hazards in 2010. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation fund. Four HUD Lead Grants allowed for the remediation of 412 housing units. Another 57 units were made lead-safe through the Healthy Homes Repair Program, most of which fell into the primary prevention category. Another six units were completed and cleared of lead hazards through CDA's Residential Development Section. These consisted primarily of rental units rehabilitated through a combination of public and private sources. The owners completed the repairs in another 242 units, and the Building Division conducted clearance testing to determine that the units were lead-safe.

The Lead Safe St. Louis Program, through its federal Lead Hazard Reduction Demonstration (LHRD) grants from the Department of Housing and Urban Development (HUD) offers various forms of financial assistance for lead remediation to rental property owners. For units occupied by children under the age of six, the City will pay for 100% of the remediation cost up to a maximum of four units. The tenant's incomes must be at or below 80% or less of the Area Median Income guidelines, and the rents charged on the units cannot exceed HUD's Fair Market Rent levels.

For developers who are conducting substantial rehabilitation of multi-family housing units, the City will provide \$5,000 per unit for each of the first two units in the property and \$1,000 for each additional unit. The developer must conduct the rehabilitation in a lead-safe manner, remediate all lead hazards, achieve clearance, and advertise the availability of the rental units on the Socialserve.com website. Tenants must meet the HUD income guidelines, and the units must be rented at Fair Market levels. As an added incentive, the City will pay for Lead Safe Work Practices training for those who will be conducting the rehabilitation.

Finally, the City provides a Window Replacement Program to property owners who rent to tenants meeting the income guidelines and charge rents at or below Fair Market levels. This program offers reimbursement of \$200 per window, up to a maximum of 10 windows per unit. In cases where historic replacement windows are required due to Section 106 requirements, the City will reimburse the owner \$400 for each window installed. The owner is required to remediate any additional lead hazards in the unit, i.e. painting, and unit must pass clearance. The window installer must have obtained a Lead-Safe Work Practices training certificate as well. The City continues to explore other alternatives to encourage rental property owners to remediate lead hazards in rental units and meets regularly with landlord and property owner associations to share information and obtain feedback and suggestions from them.

USE OF AVAILABLE RESOURCES

Local Funding - Affordable Housing Commission:

The City's Affordable Housing Commission has completed its ninth full year of operation. Revenues from a Use Tax on purchases from out of town businesses are placed in a trust fund for the purpose of carrying out the mission of the Affordable Housing Commission. Per the ordinance that established the Commission, 40% of the funds disbursed must go to families earning 20% or below of the area median income.

Many homeless shelters and transitional housing programs benefit from Commission-funded programs, and Commission funds have helped to provide critical home improvements and lead abatement in older City homes. AHC funds the rehabilitation of existing housing stock as well as assisting new construction, thereby increasing investment in single family for-sale homes. Such projects extend the housing options available and build wealth for low to moderate income families while stabilizing neighborhoods. Other areas of support include disability modifications and Universal Design inclusion in all new construction projects.

Private Funding:

Private initiatives have involved CDA staff participation in the St. Louis Equity Fund, the Regional Housing and Community Development Alliance, the Homebuilders Association of Greater St. Louis and numerous volunteer neighborhood housing corporations. Led by the Affordable Housing Commission, the St. Louis Alliance for Foreclosure Prevention continues to bring many leaders together from the private for-profit and non-profit sectors to stem the rising tide of foreclosures.

INITIATIVES FOR FUNDING HOUSING

Housing Programs:

Housing to assist low and moderate income families continues to be a high priority. In order to make sure that assistance for the full spectrum of housing needs is addressed, careful planning and assessments are made. Where there are gaps and new needs are identified or new funding opportunities by other sources come to light, CDA has made program modifications or created new programs to meet the need.

Neighborhood Stabilization Program:

The City was successful in securing additional Neighborhood Stabilization Program-3 funding made available to Missouri from the Missouri Department of Economic Development. With NSP-1 entitlement funds, 87 properties were acquired. Rehabilitation and sale to an owner-occupant is complete for one property. A number are being rehabbed and more work will continue in 2012. The Hyde Park South Apartments, where units will be rented to households at or below 50% of area median income, will be under construction before the end of 2012.

CDBG-R:

Three activities selected for CDBG-R funding are resulting in the creation of new and rehabilitated housing.

CDBG-Disaster Funds:

CDA was awarded three grants for affordable multi-family rental housing from the Missouri Department of Economic Development. One of the projects also received a grant of \$10,000,000 in recovery funding aimed at creating green public housing.

NEEDS OF PUBLIC HOUSING

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

PUBLIC HOUSING NEEDS/ACTIVITIES

The expectation is that the demand for desirable affordable housing will continue to increase during the 2012 program year. The St. Louis Housing Authority (SLHA) plans to continue to enter into partnerships with Community Development Administration, private developers, investors and public housing residents to develop public housing units in attractive mixed-income communities and to modernize existing developments to improve the quality and energy efficiency of public housing. In addition, SLHA plans to continue to offer homeownership opportunities to low and moderate income families. The plan includes the following activities:

- Construction of Arlington Grove, a mixed-finance, mixed-income family development, which will consist of 112 rental units in garden apartments, townhouses, semi-detached housing, a mixed-use building and the renovated Arlington School. The project funding includes federal 4% Low Income Housing Tax Credits (LIHTC), tax exempt bonds, state and federal Historic Tax Credits, Replacement Housing Factor (RHF) and American Recovery and Reinvestment Act of 2009 (ARRA) funds from the St. Louis Housing Authority (SLHA), Missouri Housing Development Commission (MHDC) gap financing that is made up of exchange funds (TCR), MHDC and City of St. Louis HOME funds, Capital Fund Recovery Competition (CFRC) funds awarded to SLHA from HUD and private equity. The project closed on September 9, 2010 and construction is anticipated to be complete by spring 2012.
- Construction of North Sarah, a new family mixed-finance, mixed-income development, which consists of 120 multi-family rental units in garden apartments, townhouses and mixed-use buildings for both residential and light retail. The project site is located in the 18th Ward. The project funding includes utilizing Capital Fund Program - Replacement Housing Factor Funds, 9% Low-Income Housing Tax Credits (LIHTC) and HOME funds from the Missouri Housing Development Commission (MHDC), Community Development Block Grant Funds, private equity and a private first mortgage. The project closed on May 6, 2011 and construction completion is scheduled for the Summer of 2012.
- Planning and start of construction of North Sarah II, a new family mixed-finance, mixed-income development, which consists of 109 multi-family rental units in garden

apartments, townhouses and mixed-use buildings for both residential and light retail. The project site is located in the 18th Ward. The project funding includes utilizing Capital Fund Program - Replacement Housing Factor Funds, HOPE VI funds, 9% Low-Income Housing Tax Credits (LIHTC) and HOME funds from the Missouri Housing Development Commission (MHDC), possible Affordable Housing Trust Funds, possible HOME funds from the City of St. Louis, private equity and a private first mortgage. The project is scheduled to close in the Fall of 2012 and construction completion is scheduled for the Winter of 2013.

- Planning for additional affordable housing development with future Capital Fund Program - Replacement Housing Factor Funds or other sources that may become available through other funding programs.
- Continuation of the affordable homeownership programs at Cambridge Heights and the Near South Side. SLHA will try to sell four affordable townhome units that are complete at Cambridge Heights and construct and sell eight additional units on the northern end of the HOPE VI area. SLHA is planning to select a new development partner to complete the construction and sale of 14 additional units on the Near South Side.
- Continuation of the partnerships with Habitat for Humanity to provide affordable homeownership to Section 8 participants.
- Continuation of comprehensive modernization of James House Apartments, a 155-unit high-rise public housing development. Financing for the comprehensive modernization was provided from a portion of the \$18.5 million allocation from the recent stimulus packet under the American Recovery and Reinvestment Act (ARRA) Formula Grant awarded in FY 2009. The construction is anticipated to be complete by Spring of 2012.
- Limited modernization at various developments: Lafayette Townhomes and Tiffany Apartments – Exterior Improvements; West Pine, Parkview and Euclid Plaza-Mechanical Systems Upgrades; LaSalle Park Village – Site Improvements; Euclid Plaza – Window Upgrades; Scattered Sites – Exterior Improvements. Additionally, plans include the disposition of vacant land and a high-rise building at Warwood, disposition of vacant land at Highland Apartments and completion of the demolition of Cochran Towers, the last remaining high-rise at Cochran Gardens.
- Continue to engage resident organizations to obtain input regarding management of various public housing developments.
- Planning for a new Early Childhood Education Facility in Murphy Park. The 23,750 square feet facility, known as the Flance Center, will provide service to children from the age of 0 to 5. The facility is funded with a Public Housing Capital Fund Education and Training Community Facilities grant, New Market Tax Credits, private donations and private equity. The project is scheduled to close in the Fall of 2012 and construction completion is scheduled for the August 2013.

HOUSING AUTHORITY PERFORMANCE

Not Applicable.

BARRIERS TO AFFORDABLE HOUSING

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

REMOVAL OF BARRIERS TO AFFORDABLE HOUSING

An Analysis of Impediments to Fair Housing was completed late in the 2004 program year. The work was carried out as part of a five-jurisdiction collaboration with the Public Policy Research Center at the University of Missouri, St. Louis. In the analysis, Impediments to Fair Housing are organized into four broad categories. Those categories include affordability impediments, financial impediments, discriminatory impediments, and accessibility impediments. For St. Louis, the report focused on two protected classes: individuals with disabilities and African-Americans. Central recommendations of the analysis include the following:

- Examine the manner in which CDCs (Community Development Corporations) are organized and how they receive their funding.
- Continue to support programs that train CDCs and for-profit developers in dealing with protected class members and issues that disproportionately affect them.
- Expand the www.socialserve.com affordable housing database to include accessibility features for those seeking housing.
- Improve accessibility of homeless shelters by seeking federal grants and following Americans with Disability Act requirements when structures are upgraded.
- Improve the neighborhood planning processes so that neighborhood stakeholders feel involved in determining the location of facilities for protected class members.
- Determine if a reference resource for accessible design would be practical to create and, if so, distribute one to St. Louis City developers who face a lack of knowledge concerning what is required to make a housing unit accessible.

In 2010 CDA contracted for an update to its Analysis of Impediments to Fair Housing which is scheduled for completion in December 2011. The agency will continue to work closely with the Civil Rights Enforcement Agency and other organizations that are committed to eliminating housing discrimination. The City will also continue to contract with the Equal Housing Opportunity Council to provide basic education and training on fair housing rights.

HOME INVESTMENT PARTNERSHIP

1. *Describe other forms of investment not described in § 92.205(b).*
2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*
3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
 - b. *Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
 - c. *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
 - d. *Specify the required period of affordability, whether it is the minimum 15 years or longer.*
 - e. *Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
 - f. *State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

FORMS OF INVESTMENT OUTSIDE 24 CFR 92.205 (b)

The City of St. Louis does not intend to invest HOME funds using forms of investment other than those described in 24 CFR 92.205 (b) during the 2012 Program Year.

HOME GUIDELINES FOR RESALE/RECAPTURE

Recapture Provisions of HOME and NSP Assisted Units

Recapture provisions ensure that CDA is able to recoup all or a portion of the HOME or NSP assistance in the event that the homeowner wishes to sell their unit during the period of affordability. The period of affordability is based upon the total amount of HOME or NSP funds provided directly to the homebuyer to enable them to purchase the unit. This includes any funds provided as down payment assistance or that reduced the purchase price from fair market value to an affordable price but excludes any amount that represents the difference between the cost of producing the unit and the market value of the property (i.e., the development subsidy).

The amount of money subject to recapture is capped at the net proceeds of the sale. Net proceeds are defined as the sales price minus superior private debt and reasonable closing costs.

CDA may structure recapture provisions based on program design and market conditions. One of the following options for recapture requirements will be selected:

1. Owner investment returned first. CDA may permit the homebuyer to recover the homebuyer's entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the HOME or NSP investment out of net proceeds.
2. Reduction during affordability period. CDA may forgive the direct HOME or NSP investment over the course of the affordability period.
3. Proportionally sharing net proceeds. The net proceeds of the sale will be divided proportionally as set forth in the following formulas:

$\frac{\text{HOME investment}}{\text{HOME investment} + \text{homeowner investment}}$	X Net proceeds =	HOME amount to be recaptured
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$\frac{\text{Homeowner investment}}{\text{HOME investment} + \text{homeowner investment}}$	X Net proceeds =	amount to homeowner
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4. CDA is repaid first. CDA can choose to recapture the full amount of the direct assistance out of net proceeds, prior to disbursing any net proceeds to the homeowner.

RESALE PROVISION OF HOME AND NSP ASSISTED UNITS

In the event that no direct assistance is provided to the homebuyer, CDA will enforce a resale provision in order to insure that the HOME or NSP assisted unit remains affordable for the entire restriction period. If the homebuyer wishes to sell the unit during the restriction period, the new purchaser must meet income requirements of either the HOME or NSP program and occupy the unit as their principal residence. In addition, the sales price must be affordable to the new purchaser. In CDA's case, "affordable" means that no more than 30% of the purchaser's income can be used to pay the mortgage, taxes and insurance costs associated with owning a home.

HOMELESS

HOMELESS

SPECIFIC HOMELESS PREVENTION ELEMENTS

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

HOMELESS NEEDS

The City utilizes CDBG and ESG funds for a number of special needs housing centers and shelters in the area. CDBG and ESG funds will be used to provide operating assistance for homeless shelters, assistance to prevent homelessness, and supportive services for homeless persons.

➤ *Make Substantial Progress Toward Eliminating Chronic Homelessness*

The following table outlines the specific homeless priorities and accomplishment goals that the City of St. Louis plans to achieve through projects supported during the 2012 Program Year.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	SOURCE OF FUNDS
Homeless Facilities (Not operating Costs)	01-People	23,000	ESG, Other HUD, State, Grantee, Local
Operating Costs of Homeless/AIDS Patients Programs	01-People	14,695	CDBG, State, Grantee, Local

SOURCES OF FUNDS

The following table illustrates the sources of funds anticipated in 2012 to satisfy the homeless priorities shown above:

SOURCE OF FUNDS	FUNDING TYPE	AMOUNT
Dept. of Housing and Urban Development	CDBG	\$350,000
McKinney – Vento Emergency Shelter Grant	ESG	\$865,500
Supportive Housing Program	Other HUD	\$9,965,500
Missouri Emergency Shelter Grant	State	\$50,000
Missouri Housing Development Commission	State	\$290,000
Homeless Challenge Program	Grantee	\$145,000
Domestic Violence Fund	Grantee	\$110,000
Affordable Housing Commission	Grantee	\$1,000,000
City of St. Louis (General Revenue)	Grantee	\$341,919
Miscellaneous Grants/Donations ¹	Local/Private	\$4,000,000
In-Kind Services	Local/Private	\$135,000
Homeless Prevention and Rapid Rehousing	ARRA	\$2,700,000
TOTAL		\$19,952,919

Emergency shelter, shelter for victims of domestic violence, transitional housing, and permanent housing for persons with disabilities and their families are provided through the use of these resources. Along with housing, supportive services in mental health counseling and treatment, substance abuse counseling and treatment, and living and employment skills are

¹ Each of these grants entails matching funds (or in-kind services) ranging from 25% to 75% depending on the program. Sponsoring agencies who receive grant funds through the City of St. Louis Department of Human Services provide these matching funds. During the application process, each applicant is required to attach a letter guaranteeing that the match requirement will be met. In addition, grant contracts contain language outlining match obligations and proper documentation.

provided to clients to assist them in gaining self-sufficiency. In each of the past three years, Homeless Services has increased the amount of permanent supportive housing available which, over time, will alleviate the crowding of shelters and provide long-term housing for the chronically homeless.

HOMELESSNESS

- Transitional Housing on Non-Disabled Individuals: Over the past five years, the City of St. Louis has made permanent supportive housing for disabled individuals and families a priority. There is a gap in transitional housing for single person that do not fit into an identified subpopulation (i.e. families, HIV/AIDS, veterans, disabled, etc.). In 2010 the City submitted a transitional housing project to the U.S. Department of Housing and Urban Development (HUD) in the Continuum of Care Supportive Housing application. Salvation Army is the project sponsor. The project proposes 24 units of transitional housing; 25% of the units will specifically serve non-disabled individuals and 75% of the units will serve veterans.
- Homeless Prevention for Individuals and Families and Rapid Re-Housing for Individuals and Families: In July 2009, the City received \$8,453,865 from HUD via Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009. In October 2009 the City of St. Louis took a giant leap in the battle of ending long term homelessness for families and individuals residing on the streets and in emergency shelters for months and even years by implementing the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009 created funding for homelessness prevention, referred to by HUD as the Homelessness Prevention and Rapid Re-Housing Program (HPRP). HPRP funds provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be homeless but for this assistance. Resources are targeted and prioritized to serve households that are most in need of this temporary assistance and are most likely to achieve stable housing, whether subsidized or unsubsidized, outside of HPRP after the program concludes.

The funds are intended to target two populations of persons facing housing instability: (1) individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention); and (2) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid rehousing).

As of October 31, 2011 HPRP has served 1,500 households (3,800 persons) through the prevention program and 250 households (420 persons) through the Rapid Re-Housing Program. The City of St. Louis is on target to exceed its original three year goals of providing homeless prevention services to 3,000 households (affecting 10,000 residents)

and providing rapid re-housing services to 350 households (affecting 1,000 residents) by 2012.

- Permanent Supportive Housing for Chronically Homeless Persons: The City has three permanent supportive housing for chronically homeless persons under development. The project sponsors are Peter and Paul Community Services, Shalom House and Catholic Charities Family Services. These programs will add 82 additional units to the current inventory of 217 beds. The City is are target to meet its goal, as outlined in its 10-Year Plan to End Chronic Homelessness, of establishing 500 beds for chronically homeless persons by 2015.
- Permanent Supportive Housing for Families: The City of St. Louis currently has nine permanent supportive housing programs for families. In 2010, two transitional housing programs for families were closed. In anticipation of the closures, the City of St. Louis included transitional housing programs for large families in its 2009 CoC application to HUD. One program was funded and will begin operating in 2012. The project sponsor is Gateway 180. In 2012, the City will not seek additional permanent supportive housing for families.
- Developing Safe Havens: The City of St. Louis outlined the establishment of four Safe Havens in its 10-Year Plan to End Chronic Homelessness. To date, the City has one operating Safe Haven and has received funding for two additional Safe Havens. The project sponsors are Peter and Paul Community Services and Catholic Charities Family Services. Both Safe Havens are expected to open in 2012. The City anticipates applying for funding for the fourth Safe Haven in 2012.
- Collaborating with other Jurisdictions in the Region Towards Ending Long-Term Homelessness for Individuals and Families: In an effort to end chronic homelessness in the City of St. Louis, the City must take the lead role for developing a regional approach to homeless issues.

The City of St. Louis has approximately 2,550 homeless beds of various types. The centralized homeless hotline continues to show substantial numbers of people whose last address was in a jurisdiction other than the City. Additionally, during the recent closing of the Tucker Tunnel, an unsheltered location where homeless people lived, as many as 90% of the homeless people sleeping there were not residents of the City of St. Louis.

Currently, the City and County have residency policies that place restrictions on sheltering those that are not resident of the respective jurisdictions. However, neighboring jurisdictions have not invested the resources to addressing the increasing number of homeless individuals and families in their area.

Over the next year, the Homeless Services Division will work with the 16 counties that comprise the St. Louis Metropolitan Area and the Continua in the State of Missouri to develop resources, services and policies to address homelessness.

CHRONIC HOMELESSNESS

- Increase Permanent Supportive Housing Units: Over the next year, the City will collaborate with three non-profit agencies to bring an additional 80 permanent supportive housing units on-line:
 - Shalom House 30 units
 - Peter and Paul Community Services 25 units
 - Catholic Family Services 25 units
- Collaborate with other jurisdictions to develop resources and services in their area: The lack of resources and services in surrounding counties continues to hamper the efforts within the City. The Homeless Services Division will work to develop a comprehensive policy for the region.
- Strengthen the CoC: The Homeless Services Division will continue its efforts to bring non-participating providers into the Continuum of Care process such as the New Life Evangelistic Center, the largest emergency shelter in the City. Many of the non-participating providers are unaware of the numerous services aimed at ending chronic homelessness.

The obstacles remain the same for addressing chronic homelessness for the residents of the City of St. Louis. The major obstacles are: Locations of Services, Affordable Housing and Pervasive Client Risk Factors.

HOMELESSNESS PREVENTION

With the funds from the ARRA's Homelessness Prevention and Rapid Re-Housing (HPRP), the Homeless Services Division has drastically increased the number of individuals and families assisted with homeless prevention.

HPRP has been a catalyst for change in addressing homelessness prevention. With funds from the HPRP, the Homeless Services Division has collaborated with several agencies in an effort to develop strategic and long range plans. The Homeless Services Division has established four prevention hubs within the St. Louis Public School system throughout the City. The four schools offer an array of cultural and educational opportunities for individual and families. It is the intent of the City's HPRP program to cross-refer parents and students.

Residents seeking financial assist and are required to participate in a workshop. The workshop includes information and assistance related legal rights/responsibilities, available mainstream benefits, employment training and financial stability. The workshop provides information to reduce recidivism and to increase long-term stability and self-sufficiency.

Over the next year, the goal of the City HPRP is to prevention homelessness for 1,000 households (affecting 3,300 residents) by financial assistance, credit repair assistance/workshop,

legal assistance/workshop, mainstream benefit services/workshop and employment assistance/workshop.

DISCHARGE COORDINATION POLICY

As stated earlier, the Homeless Services Division will take a broader approach towards ending homelessness. The plan not only includes reaching across jurisdictional boundaries, but also across agencies.

Over the next year, the Homeless Services Division will collaborate and develop specific plans and Memorandum of Understanding (MOU) with local, state and federal agencies focused on Discharge Coordination Policy:

- the local office of the U.S. Social Security Administration
- the Missouri Department of Mental Health
- the Missouri Department of Corrections,
- the Missouri Department of Social Services and
- the City of St. Louis Division of Corrections

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

PRIORITY COMMUNITY DEVELOPMENT NEEDS

The proposed 2012 Action Plan budget anticipates total funding allocations of \$24,796,390, a decrease since 2001 of over \$11,000,000 and a reduction in funding of over 31%. The result of this downward trend is that funding for some public service programs was eliminated in prior years while there were also fewer funds available for housing and economic development activities. The estimated CDBG entitlement amount for 2012 is \$17,829,160, with program income of \$700,000, for a total CDBG budget of \$18,529,160.

The following table indicates the City of St. Louis's priority non-housing Community Development needs for the 2012 program year. The needs identified in the table are all considered high as they are to be funded in the upcoming program year. The needs specified in the Consolidated Plan Five Year Strategy are longer term as they require considerably more funding than is available.

ECONOMIC DEVELOPMENT	ACTIVITY	MATRIX CODE	ACCOMPLISHMENT TYPE	GOAL
	Rehab Commercial/Industrial Buildings	14E	08-Businesses	5
	Other Commercial/Industrial Impr.	17D	08-Businesses	75
	Direct Financial Assistance to For-Profits	18A	08-Businesses	50
	Planned Repayment of Section 108 Loans	19F	N/A	N/A

NEIGHBORHOOD STABILIZATION	ACTIVITY	MATRIX CODE	ACCOMPLISHMENT TYPE	GOAL
	Public Services	05	01-People	219,994
	Public Services	05	04-Households	100
	Senior Services	05A	01-People	1,000
	Youth Services	05D	01-People	3,950

CAPACITY BUILDING	ACTIVITY	MATRIX CODE	ACCOMPLISHMENT TYPE	GOAL
	Public Services	05	01-People	12,750
	Youth Services	05D	01-People	250
	Child Care Services	05L	01-People	100
	Fair Housing Services	05J	01-People	1,100
	Health Services	05M	01-People	1,700
	Rehab Administration	14H	N/A	N/A
	Non-Profit Organization Capacity Building	19C	09-Organization	17
	Planning	20	N/A	N/A
	General Program Administration	21A	N/A	N/A

COMMUNITY DEVELOPMENT OBJECTIVES

CDBG Non-Profit Organization – Capacity Building:

The primary objectives associated with CDBG Non-Profit Organization – Capacity Building include supporting development, expanding and implementing effective Management Assistance support and reducing the number of problem and nuisance properties in targeted neighborhoods with CDBG funds. Key objectives related to Neighborhood Improvement projects for 2012 are as follows:

➤ *Continue to support Community Based Development Organizations (CBDO's)*

It is anticipated that 17 local community development corporations (CDC's) will carry out activities designed to improve housing or public facilities within their service areas. These non-profit corporations are community based, with a defined geographic service area.

The proposed CDBG budget in 2012 for use by Community Based Development Organizations (CBDOs) is \$1,596,100, which is likely to be augmented later in the year. The number of CBDO organizations funded through the CDBG program has remained relatively stable in recent years.

The Management Assistance Program began in 1991 as a pilot intended to help stabilize properties in neighborhoods that had large numbers of absentee-owned rental properties. The program provided management, advertising, tenant screening, and funds for repair of low-moderate income rental units. Initially operating in south/central areas of the City, the program expanded in 2004 to northern areas of the City where the emphasis was on eliminating problem properties through enforcement of local laws and ordinances. Only half of the 2012 Management Assistance Program budget has been allocated through the CDBG program. Additional funding will be requested from the Affordable Housing Commission and, if approved, will be available during the 2012 program year. Approval is anticipated, since approval has been obtained for six years.

Public Services:

The primary strategies associated with Public Services are aimed at achieving family self sufficiency by assisting organizations in providing public supportive services for youth, seniors and low and moderate income individuals including recreational activities, community education, senior meals-on-wheels, after-school programs, adult and child day care services, youth employment training and health care through the use of CDBG funds. Key objectives of Public Services projects for 2012 are as follows:

➤ *Promote family self-sufficiency by aiding public supportive service activities*

The proposed 2012 budget for public services is \$2,747,500, nearly \$1,000,000, less than the amount budgeted in 2011. That original budget was decreased midyear after the City was notified of the final FY 2011 CDBG allocation. The \$1,747,500 allocated for public services represents nearly 15% of the total CDBG budget of \$18,529,160

The regulations set forth at 24 CFR 570.200 (a)(3) require that at least 70% of CDBG expenditures benefit low and moderate income persons. The City intends to meet this requirement for 2012 because virtually all of the proposed 2012 projects, except for housing production and those activities that are exempt, benefit low and moderate income persons on an area, limited clientele, or job creation/retention basis. Low and moderate income benefit activities total approximately \$11,200,000. The amount of the 2012 Community Development Block Grant that is subject to the 70% low and moderate income benefit requirement is \$14,823,328. Low and moderate income benefit activities budgeted total approximately 75% of the amount subject to the requirement. Further expenditures in Housing Production or added programs that benefit low and moderate income persons may increase the anticipated 75% to a greater percentage of low and moderate income benefit.

Economic Development:

The primary objectives associated with Economic Development initiatives includes providing assistance/incentives to retain and attract for-profit, retail businesses and micro-enterprises to the City, to provide jobs to low- and moderate-income persons, and to encourage historic preservation and rehabilitation of business properties through CDBG funds. Key objectives related to Economic Development projects for 2012 are as follows:

➤ *Provide assistance/incentives to retain/attract businesses to the City*

Economic development activities in 2012 will continue to emphasize the creation and retention of jobs within the City of St. Louis. These jobs are created through the Business Development Support Program operated by the St. Louis Local Development Company. Loans are made to for-profit businesses at slightly below market rates. The main requirement for participation in this program is new job creation or retention. The proposed budget for 2012 is \$726,800.

The Neighborhood Commercial District program, operated by the St. Louis Development Corporation, will continue to encourage stabilization and redevelopment activities in 33 neighborhood commercial districts. The proposed budget of \$1,536,250 will provide funds for the installation of site improvements, curbs, sidewalks, trees, and façade improvements to businesses located in the commercial districts.

In 2004 the City began assembling property for the North Riverfront Business Corridor that will benefit low/moderate income persons through job creation and retention. The City obtained a commitment of \$2,000,000 in Greater St. Louis Regional Empowerment Zone grant funds for this purpose. A local lending institution also committed to loan \$6,000,000 to the Land Development Fund with a portion of this amount available for land purchases within the North Riverfront Business Corridor. In order to meet credit requirements for the proposed transaction, the City pledged CDBG funds as a back-up source for the loan repayment, subject to the annual appropriation of CDBG funds and their award to the City. The City's guarantee is required by the lender for the term of the loan, up to five years, to provide additional security in the event that land sale proceeds are insufficient to repay the loan and has been extended. The City does not in fact anticipate the need to utilize CDBG funds to repay the loan but CDBG funds, in the amount of \$1,000,000, will nevertheless be available for this purpose. In the event these funds should be needed, they would come from the \$700,000 included in the Action Plan for SLDC Building Board-Up and Lot Maintenance program and \$300,000 included in the Business Development Support program. If the CDBG funds were to be utilized, SLDC would be able to board up fewer buildings, maintain fewer lots, and make fewer loans to assist businesses in locating or remaining in the City. The City previously requested and received an exception to the provisions of 24 CFR 570.200(h)(1)(v) and (vi) in relation to permitting reimbursement for pre-award costs incurred for up to two years before the effective date of the grant period. This exception was renewed in January 2006 and in May 2007. Another exception and extension request is under review.

In 2012 the City may use a lump sum drawdown procedure to establish a rehabilitation fund in one or more private financial institutions for the purpose of financing eligible

rehabilitation activities. These activities may include rehabilitation activities carried out through CDA's housing production program. The rehabilitation fund may be used to finance the rehabilitation of privately owned properties eligible under the general policies in 24 CFR 570.200 and the specific provisions of either 24 CFR 570.202 or 24 CFR 570.203. The primary purpose in establishing the lump sum drawdown procedure is to provide for a more expedient and orderly payment to contractors carrying out housing production activities. Any lump sum agreements entered into with private financial institutions will comply with requirements set forth in 24 CFR 570.513 and copies of all such agreements will be provided to HUD upon execution of the agreements. CDA will review the level of program activity on a yearly basis to ensure that funds are being utilized as anticipated and that undue funds do not remain unspent in financial institutions participating in the program.

In 2012 the City may also utilize float loan financing to undertake housing or economic development activities. This financing mechanism would allow the City to fund eligible CDBG activities using funds that were initially programmed for one or more other activities that do not require funds immediately. These funds can be used on a temporary basis to fund other activities that normally could not be undertaken within the same program year. Activities undertaken with float loan financing will be subject to the same pertinent laws, regulations and rules as other CDBG-assisted activities. The float loan funded activities will be expected to generate a sufficient level of program income within an established time frame to enable the City to carry out all the activities that were initially programmed. However, if funds are not repaid as scheduled, some housing production activities might have to be delayed until subsequent program years. The City anticipates requiring any recipient of a float-financed activity to secure an unconditional and irrevocable line-of-credit payable to the City that may be drawn upon in cases where repayments are delayed.

The City may use CDBG or HOME funds in 2012 to guarantee in whole or in part construction loans from private financial institutions in order to maintain momentum in rehabilitation and new construction of affordable housing and to eliminate slums and blight. Because only construction financing will be eligible for such a program, it is not anticipated that other projects requiring permanent gap financing will be delayed. On the contrary, it is expected that the judicious use of loan guarantees, if needed, should enable projects otherwise languishing to move ahead.

In 2012 the City may use CDBG funds to establish loan loss reserves required by a local non-profit lender who will work with the City and one or more of its Community-Based Development Organizations to make strategic loans to small businesses who will create or retain low and moderate income jobs. The thoughtful use of such loan loss reserves will increase the resources available for small business lending in under-served neighborhoods.

In 1998 the City of St. Louis submitted a Section 108 Loan Guarantee Assistance request to the Department of Housing and Urban Development to borrow funds to develop the Downtown Convention Center Hotel, undertake the Near Southside Development, and fund a number of housing, capital improvement, and economic development activities, known as Neighborhood Development projects. The original loan amount for the Convention Center Hotel was \$20,000,000, which was subsequently amended to \$50,000,000 and approved by HUD in 2000. The principal balance on the loan was refinanced in 2011.

ANTIPOVERTY STRATEGY

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

St. Louis has a substantial number of families and individuals who live in poverty. While many factors related to poverty are beyond the control of City government, the City is committed to addressing poverty issues and improving the welfare and economic status of its residents wherever possible. Most of the services described in the Five Year Strategy are services devoted primarily to helping those in poverty. Some, like Homeless Services, are basic elements of the “safety net” geared to those in most need. Others, like promotion of home ownership, job creation and education, are more fundamental to the long term reduction of poverty in society. Throughout the strategy are recommendations and objectives that are central to the reduction of poverty. The City can most effectively fight poverty over the long term by:

- Promoting Economic Development, especially job intensive industries.
- Providing Employment and Readiness and Training Services to those in need.
- Building the tax base so that basic city services and “safety net” services can be provided to all.
- Helping less affluent citizens purchase a home in a neighborhood where housing values are likely to increase.
- Insuring that problem properties are reduced thereby preserving the value of neighborhood property.
- Striving for better day care, pre-school, after-school and public education systems.

Actions to be undertaken during the 2012 program year that work toward the reduction of poverty in the City include the funding of \$2,747,500 in public service activities through the CDBG program. These activities include youth, elderly, community, homeless, health care, and education services, all of which benefit low and moderate income persons and serve to improve the economic status of lower income City residents. Other CDBG and HOME funded activities will assist lower income persons through such activities as home repair, homeownership, and an expanded senior/disabled person minor home repair program. All of these activities benefit lower income persons and serve to improve their economic well being.

NON-HOMELESS SPECIAL NEEDS HOUSING

NON-HOMELESS SPECIAL NEEDS HOUSING

NON-HOMELESS SPECIAL NEEDS (91.220)(c) AND (e)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

NON-HOMELESS SPECIAL NEEDS OBJECTIVES

Special needs for non-homeless populations are set forth in the City's 2010 Consolidated Plan Five Year Strategy. The populations indicated in Table 1B of the Strategy include elderly, frail elderly, those with severe mental illness, developmental disabilities, physical disabilities, persons with alcohol or other drug addictions, and persons with HIV/AIDS.

The following table outlines the specific accomplishment goals that the City of St. Louis plans to achieve through projects supported during the 2012 Program Year.

ACTIVITY	ACCOMPLISHMENT UNITS	GOAL	NON-HOMELESS POPULATION	SOURCE OF FUNDS
Senior Services	01-People	945	Elderly, Frail-Elderly	CDBG, Federal, State, Grantee, Local
Rehab: Privately Owned Commercial	08-Businesses	10	Physically Disabled	CDBG, Other Grantee
Supportive Service	01-Households	218	HIV/AIDS	HOPWA
Tenant based rental assistance	04-Households	168	HIV/AIDS	HOPWA, Other Federal
Short term rent mortgage utility payments	04-Households	90	HIV/AIDS	HOPWA
Housing Information Services	04-Households	600	HIV/AIDS	HOPWA
Facility based housing-operations	04-Households	50	HIV/AIDS	HOPWA

A more detailed enumeration of specific priorities is described below.

Improve services for low/mod income persons:**Elderly**

The St. Louis Area Agency on Aging (SLAAA), provides a comprehensive system of community based services designed to assist elderly citizens to live independently in their homes and community. Seniors represent 16% of the City's population and 17% live below the poverty level. Services provided through this program as well as the Senior Service Centers funded with CDBG funds include:

- home delivered meals
- housing counseling
- employment
- tax assistance and legal assistance
- health screenings
- recreation at multi-purpose centers

The home delivered meals component of the SLAAA program is intended to allow seniors to maintain their independence as much as possible and avoid the need for institutionalization before it is absolutely necessary. Toward this end, the SLAAA program provides hot nutritious lunch meals five days per week to homebound frail elderly and other eligible persons with disabilities unable to attend a congregate meal site. The City's Recreation program also offers seniors an opportunity to participate in a wide variety of recreational activities including social gatherings, craft classes, volleyball, water aerobics, crafts, bingo, walking programs, dances, field trips, and special events. Other programs geared toward seniors in 2010 include the Bevo and Union Sarah senior programs. Each of these programs provides a range of services including such activities as circuit breaker, outreach, recreation, nutrition education, and health screenings. The St. Elizabeth Adult Day Care program provides quality day care for seniors and people with disabilities in a community setting, thereby helping to minimize the number of senior residents who must be placed into an institution.

Physically Disabled

The Accessible Business Leads Everywhere program provides up to \$2,500 toward the cost of the construction of an entryway and/or an accessible restroom when full accessibility is required per Chapter 11 BOCA code provisions. This program has provided expanded opportunities to improve access for people with disabilities in the City of St. Louis and has helped to make the City a leader in complying with the Americans with Disabilities Act.

Increase housing options/services for special needs persons:**HIV/AIDS**

Housing assistance continues to be identified as one of the greatest areas of need for individuals living with HIV and AIDS. The Department of Health's Center for HIV, STD and Hepatitis Services will coordinate HOPWA grant funds with Ryan White Part A funding to

provide a continuum of housing opportunities and supportive services for low-income individuals and families living with HIV/AIDS. HIV/AIDS service agencies presently providing housing services will receive funding to continue existing programs and to provide new services that address gaps and barriers identified in needs assessment and focus group discussions. See HOPWA section for a detailed description of planned activities.

NON-HOMELESS SPECIAL NEEDS RESOURCES

Funding amounts necessary to address the unmet needs for special needs subpopulations are staggering, estimated at \$1,674,500,000. Obviously, the City does not have the resources necessary to address all these needs. For the most part, the City will utilize HUD grants, general revenue, and other funding sources to carry out activities addressing the needs of non-homeless populations to the extent possible.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

1. *Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
2. *Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
3. *Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*
4. *Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*
6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

OVERVIEW OF HOPWA ORGANIZATIONS

The City of St. Louis is the recipient of Housing Opportunities for Persons Living with AIDS (HOPWA) funds for the St. Louis EMSA. Formula funds are awarded to the Community Development Administration within the City of St. Louis and administered by the Grants Administration section within the Department of Health. The St. Louis EMSA is a bi-jurisdictional region that straddles Missouri and Illinois. The EMSA consists of seven counties in Missouri (St. Louis City, St. Louis County, St. Charles, Franklin, Jefferson, Washington, and Warren) and eight counties in Illinois (Clinton, Jersey, Madison, Monroe, Bond, Calhoun, Macoupin, and St. Clair).

During FY 2010, the St. Louis Eligible Metropolitan Statistical Area (EMSA) contracted with three project sponsors to provide a variety of housing services including facility-based housing, short-term rent, mortgage and utility assistance, tenant based housing assistance, housing information, and case management. The three project sponsors and a description of the range of their respective services are as follows:

Project Sponsor:

Interfaith Residence dba Doorways

Zip Codes for Primary Areas of planned activities:

63101-63128, 62001-62208, 62220-62226, 62231-62236, and 62269

Amounts Committed to that Sponsor:

\$1,065,692 in CY2010

Categories Funded:

TBRA, STRMU, Supportive Services (Housing Information)

Faith-Based and/or Grassroots Organization:

N/A

Agency Background:

Founded in 1988 as an interfaith-sponsored organization, Doorways is the only regional organization whose mission has been solely focused on the provision of housing to people living with HIV/AIDS (PLWH/A). Doorways operates 155 supportive living units, including 36 with 24-hour medication, nursing, and nutritional care. Doorways' programs operate in both the Missouri and Illinois counties of the eligible metropolitan statistical area (EMSA) and include short-term rental and mortgage subsidies, long-term rental subsidies, facility-based operations, housing information, and case management. This range of services enables Doorways to provide the most appropriate housing and levels of care to achieve the best possible health outcomes of its clients.

Doorways is the largest AIDS-service organization in the bi-state metropolitan St. Louis region. Doorways currently operate four different housing programs for PLWH/A in Missouri and Illinois. The Own Home Program received support from Doorways' HOPWA agreement with the City of St. Louis in 2010.

- 1) The **Own Home Program** utilizes the bulk of funds provided through the HOPWA agreement. The program provides over \$1.4 million per year in rent, mortgage, utility, and move-in subsidies on behalf of people who are homeless or might otherwise become homeless. The program also provides temporary, emergency housing for clients who are currently homeless while they transition to permanent housing solutions. Payments are made directly to property owners and utility companies. Through the program's Clearinghouse component, staff recruit new landlords, maintain lists of approved rental units, and provide placement assistance and outreach to all HIV-affected individuals and their families. The Own Home Program provides housing assistance to PLWA throughout the EMSA.
- 2) The **Residential Program** currently operates six apartment buildings in St. Louis City, each developed and managed by Doorways for individuals and families living with HIV/AIDS who are capable of independent living but whose financial and health

issues limit their ability to pay fair market rent. The Residential Program offers 99 units overall, and includes a Family Residential Complex and one 11-unit building designated as permanent supportive housing for people with disabilities.

- 3) Doorways' **Supportive Housing Facility** (DSHF) provides housing for those with advanced AIDS or acute conditions that have resulted from or co-occurred with HIV/AIDS, clients who cannot live without assistance, and would otherwise be homeless or unnecessarily hospitalized. The program's fully accessible three-story building offers 36 private rooms with baths, 24-hour supervision and nursing care, and a full meal plan to residents. Through a service partnership with SSM Home Care, DSHF staff includes both registered nurses and certified nursing assistants. Transportation for healthcare, social or behavioral health services is provided. As advances in treatment have occurred, many clients have been able to return from DSHF to independent life (76% last year).
- 4) Doorways' **Next Step/Out State Program** engages HIV/AIDS service providers and other community-based organizations in an effort to develop housing options for those affected by HIV/AIDS who live in rural and underserved communities. This project, renewed for HOPWA SPNS funding in 2007, has contracted with two partners in Missouri and another two in Illinois to increase housing options for PLWA. Through the provision of technical assistance and administrative support, the **Next Step/Out State Program** serves clients in 62 rural Missouri counties and another 55 counties in southwest Illinois.

Project Sponsor:

Peter and Paul Community Services

Zip Codes for Primary Areas of planned activities:

63104

Amounts Committed to that Sponsor:

\$220,000 in FY2010

Categories Funded:

Facility-Based Housing, Supportive Services (Case Management)

Faith-Based and/or Grassroots Organization:

N/A

Agency Background:

Peter and Paul Community Services is an agency committed to providing housing and supportive services to persons who are homeless, especially those living with mental illness and HIV/AIDS. This agency utilizes HOPWA facility-based operation funds to support transitional housing activities within the agency. The Positive Directions transitional housing program is a 20-bed program that provides up to two years of transitional housing and a savings program assisting HIV-infected homeless individuals in setting goals, learning living skills and establishing a regular income and savings plan, with the goal of moving into independent living. These services are particularly targeted to individuals with multiple diagnoses of mental illness and/or substance abuse along with HIV infection. The goal of Positive Directions is to promote the improved physical

and mental health of clients, help clients secure and sustain permanent, independent housing, and to avoid both a need for return to the streets or re-hospitalization.

Project Sponsor:

Bethany Place

Zip Codes for Primary Areas of planned activities:

62201-62208, 62220-62226, 62232-62236, 62269

Amounts Committed to that Sponsor:

\$35,114 in CY2010

Categories Funded:

Facility-Based Housing, Supportive Services (Case Management)

Faith-Based and/or Grassroots Organization:

N/A

Agency Background:

This organization operates in Illinois and provides transitional housing to individuals who are both homeless and HIV positive. Consumers may stay up to two years in order to effectively transition from homelessness to permanent housing. Bethany Place has a prevention outreach program that offers a variety of services for individuals in the community. Bethany Place provides case management services and staff coordinates customized treatment for consumers served. The organization offers individuals instruction in healthy daily living skills by offering and utilizing group and individual services.

Bethany Place is a large AIDS Service Organization in the Metro-East area that provides comprehensive HIV case management services to an eight county area of South Central Illinois. Bethany Place is one of only three transitional housing programs for those who are HIV+ in the State of Illinois. Bethany Place assists HIV+ individuals in achieving independent living, medical treatment, mental health treatment, counseling, and assists residents with applying for other available mainstream financial resources.

ACTIONS PLANNED FOR PROGRAM YEAR 2012

HOPWA funds are used to support tenant based rental assistance, short-term rent, mortgage and utility assistance, facility based housing, supportive services (case management) and housing information services throughout the St. Louis EMSA.

EVALUATION OF SPECIFIC OBJECTS FROM 2010

The St. Louis EMSA HOPWA program provided housing assistance for 455 unduplicated households during FY 2010 through Tenant Based Rental Assistance (TBRA) and Short Term Rent, Mortgage and Utility Assistance (STRMU). Sixty-seven households were provided with supportive services (case management) in conjunction with housing activities, and 944 households received housing information services.

Service delivery goals in all categories except Tenant Based Rental Assistance were exceeded. The reasons for falling below the anticipated TBRA goal are explained in the Report

on Annual Output Goals section below. Future plans include a new designated case manager and/or further research on best practices in housing plans to enable more TBRA households to transition to permanent housing.

Facility-based housing strategies were successful compared to the goals set the previous year. Facility-based housing at one of the three HOPWA-funded agencies was not funded in 2010 due to findings from a 2009 HUD monitoring visit, but facility-based housing and associated case management services at the two remaining agencies were delivered as planned. Housing Information Services provided far exceeded the number planned by approximately 33% (944 actual compared to 600 planned). While delivering services to additional clients can be counted as a success, it is important to note that the increase in households receiving housing information indicates a great unmet need in the region, which must continue to be creatively and strategically addressed in the years ahead.

REPORT ON ANNUAL OUTPUT GOALS FROM FY 2010

The table below shows the actual performance in FY 2010 compared to the goals set. As mentioned above, goals were exceeded in all categories except Tenant Based Rental Assistance. This was due to the fact that the expected output for Program Year 1 was estimated high compared to the amount of funding. Households were not able to exit the program as quickly as anticipated, resulting in the lower number of households served during the year. Client demand and identification of eligible clients was not a reason for the lower number served, as the TBRA program continued to maintain a waiting list of over 100 households throughout the year. The expected number to be served has been adjusted accordingly for coming years, to 168 households per year.

FY 2010 Performance		
Activity	Goal	FY 2010 Actual
Tenant Based Rental Assistance	240	182
Short-term Rent/Mortgage/Utility Assistance	45	206
Facility Based Operations	50	67
Supportive Services (case management)	50	67
Housing Information	600	944

Agency-specific accomplishments are described below.

During Program Year 1, Doorways utilized \$804,778 in HOPWA resources to provide services to 969 distinct households. Three hundred eighty-eight households received direct housing support, including 182 in the TBRA program and an additional 206 receiving STRMU support. Nine hundred forty-nine persons received HOPWA-funded Housing Information, Resource and Referral services.

Peter and Paul's Positive Directions served 54 households with HOPWA funding during 2010. \$88,134.57 was spent on facility-based transitional housing; \$110,000 funded case management. A significant accomplishment was realized when a number of new grant awards allowed the program to obtain a full-time Americorps volunteer as well as increase one case manager from part-time to full-time status. The additional 60 hours per week manifested in improved services to clients: Positive Directions clients participated in an average of 293 hours of group or one-on-one programming per month during the first half of the year, and in 481 hours of group or one-on-one programming per month during the second half of the year.

Of the 13 clients Bethany Place served, one enrolled in GED classes in hopes of getting his GED and then getting his CDL license, two enrolled in barber college, one received a job, two received SSDI, and two are enrolling in GED classes in the spring. Case management support was integral in accomplishing these client goals. During the program year, eight clients exited the program, with 87.5% reported to have successfully transitioned to permanent housing.

ANNUAL HOPWA OUTPUT GOALS FOR FY2012

HOPWA Anticipated Accomplishments	
Activity	FY 2012
Tenant Based Rental Assistance	168
Short-term Rent/Mortgage/Utility	90
Facility Based Operations	50
Supportive Services (case management)	218
Housing Information	600

The large increase in the FY 2012 output goals for supportive services (case management) is due to the plan to add a case manager to specifically work with TBRA clients. The 50 households in facility-based housing and the 168 TBRA households would all receive housing-related case management services to help them transition to self-sufficiency and identify permanent housing options.

RESOURCES LEVERAGED FROM OTHER PUBLIC AND PRIVATE RESOURCES (FY 2010)

Housing providers seek grants and match funding and leveraged funds from federal, state and local sources as part of its comprehensive strategy to provide additional housing resources for PLWH. For example, in 2010 the providers received grants, matching funds and leveraged funds totaling \$1,127,722.80 to provide housing assistance and supportive services and other non-direct housing costs.

The St. Louis HOPWA Program Administrator and its project sponsors are key participants in the local Ryan White jurisdiction. Ryan White Part A resources are allocated to provide emergency housing and short-term rent assistance to help clients gain or maintain housing stability. In 2010, over \$300,000 in Ryan White funds were utilized by Doorways for emergency housing and short-term rent to complement HOPWA funding. Emergency housing

assistance is available up to 60 days for clients who need temporary housing to prevent homelessness or during transitional periods between permanent housing. These resources are critical to the housing services delivery system as they act as a “bridge” to stable housing and are immediately available to combat homelessness. Through the centralized Ryan White Part A case management system, eligible HOPWA clients have access to the AIDS Drug Assistance Program (ADAP) program and other social and support services available to improve health outcomes and quality of life. Ryan White case managers are the prime referral source for HOPWA housing services.

GEOGRAPHIC DISTRIBUTION OF FUNDS

The St. Louis EMSA HOPWA program continues with its efforts to provide parity of services across jurisdictional boundaries. Historically, ensuring parity of services across Missouri and Illinois has been challenging. However, utilizing a single provider for both states to deliver tenant-based rental assistance as well as emergency and short-term rental, mortgage, and utility assistance facilitates equal access to services, equitable distribution of resources, and the opportunity to leverage resources available in the Missouri portion of the EMSA that are not available in the Illinois portion of the EMSA.

Efforts are made to dedicate a proportionate share of HOPWA funds across the Missouri and Illinois portions of the EMSA. In the most recent epidemiological profile, approximately 85% of the HIV/AIDS epidemic in the EMSA was in the Missouri counties. In FY2010, expenditures for the Illinois counties of the EMSA were as follows: tenant-based rental assistance (33%), short-term rent/mortgage/utility assistance (18%), facility-based housing operations (4%), supportive services (14%), and housing information (32%). Funding for Illinois counties is slightly over the proportional share in some categories due to disparities in the amount, number and type of affordable housing units between Missouri and Illinois.

BARRIERS

In FY 2010 and FY 2011, several key barriers were identified in the St. Louis EMSA:

- A. Lack of Affordable Housing/Long Waiting Lists – One barrier for clients is the shortage of affordable housing in the St. Louis region, especially in urban areas where most services and public transportation are located. This shortage means a greater number of people seeking long-term rental assistance. As a result, the waiting list for the TBRA program has continued to grow. As of September 2011, 170 clients had been placed on the TBRA waiting list. While Doorways conducts regular outreach to waiting list members to offer information about other housing resources and remove those who have managed to find alternative housing on their own, the list remains large. It is clear that need for ongoing rental assistance continues to exceed the demand, due to entrenched socio-economic disparities and insufficient low-cost housing. At the same time, despite weatherization efforts and utility assistance programs, many clients continue to face high utility costs in the summer and winter, which contribute to housing instability.

- B. Unemployment/Lack of Income – Poor economic conditions in recent years have continued to make it difficult for households served with HOPWA to obtain stable income and establish self-sufficiency and permanent housing. Unemployment is also disproportionately high among minorities, persons with a history of substance abuse, incarceration or mental illness, and persons with HIV/AIDS. Combined with the shortage of affordable housing mentioned above, this environment has made it more challenging to transition individuals from TBRA to independent housing. Households also have greater need to utilize STRMU funds, rather than being able to stabilize after one instance of limited assistance. To address this challenge, Doorways is planning to add a case manager who will focus on working specifically with TBRA clients to engage in more intensive housing plans and improve clients' ability to transition into other permanent housing options.
- C. Reduced Ryan White Funding – An additional barrier identified for the future is the expected reduction of Ryan White funds available for housing services. In FY 2010, \$300,000 was allocated for Emergency Housing and Short-Term Rent Services, whereas only \$139,567 was allocated in FY 2011. FY 2012 funding levels are expected to stay consistent with FY 2011. The smaller amount of Ryan White funding means that emergency housing services will receive priority. While emergency housing is crucial in the continuum of housing services provided to PLWHA, amounts of Ryan White funding available to complement HOPWA activities by providing short-term rent assistance are likely to be minimal.

EXPECTED TRENDS

As has been established for some time, the amount of funding available to support housing services in this EMSA is not sufficient to ensure housing stability among a known group of existing clients, much less to meet the estimated need in this service region. People living with HIV/AIDS who are in need of on-going rental assistance and support in order to achieve housing stability and improved access to care continues to grow. Moving forward, and in an economic climate in which income and employment gains among the poor are expected to stagnate at best, all efforts should be made to increase the level of funding provided for housing services to this target population. Recent research findings confirm a structural link between stable housing, health outcomes, and healthcare costs among people living with HIV/AIDS. The dedication of public resources should be informed by these findings.

EVALUATIONS/STUDIES/ASSESSMENTS TO BE CONDUCTED

No plans for FY2012.

SPECIFIC HOPWA OBJECTIVES

1. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.*

HOPWA PROGRAM RESOURCES

Federal, state, and local public and private resources that are expected to be available in Program Year 3 will be utilized in accordance with the Consolidated Plan commensurate to identified need and housing services gaps.

Currently, approximately \$1.5 million is spent annually on housing related services in the St. Louis EMSA for persons living with HIV/AIDS. Ryan White Part A resources are allocated to provide emergency housing for up to 60 days for clients who need temporary housing to prevent homelessness or during transitional periods between permanent housing. These resources are critical to the housing services delivery system as they act as a “bridge” to stable housing and are immediately available to combat homelessness. Through the centralized Ryan White Part A case management system, HOPWA clients have access to the AIDS Drug Assistance Program (ADAP) and other social and support services available to improve health outcomes and quality of life. Ryan White case managers are the prime referral source for HOPWA housing services.

HOPWA agencies also utilize state, local, and private resources such as Missouri Housing Development funds, Affordable Housing Trust Fund dollars, and Dollar More (utility assistance) to provide additional emergency, rental, and utility assistance. However, it is important to note that these resources have been significantly reduced in recent years due to economic pressures at the state and local levels. Due to rising medical care and medication costs, Ryan White Part A funds for supportive services, which include emergency housing and short-term rent assistance, have also been reduced in an effort to cover the higher prioritized core medical service categories.